



United States
Department of
Agriculture

Rural
Development

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RD Texas AN No. 553 (1944 - E)

September 5, 2001

SUBJECT: Keyless Bolting Devices

TO: All Rural Development Managers
All Local Offices
Program Directors
State Civil Rights Manager
USDA Rural Development, Texas

PURPOSE/INTENDED OUTCOME: The purpose of this Texas Administrative Notice (AN) is to provide guidance and clarification on the use of keyless bolting devices, as required by the Texas Property Code, in Multi-Family Housing (MFH) dwelling units, Single Family Housing (SFH) rental housing, and all other types of dwellings that are rented.

COMPARISON WITH PREVIOUS AN: This AN replaces TX AN No. 529 (1944-E) which expired on January 31, 2001.

IMPLEMENTATION RESPONSIBILITIES: A rental dwelling in the state of Texas must be equipped, at the landlord's expense, with a keyless bolting device on every exterior door of a dwelling unit, regardless of when construction was completed, with the following exceptions:

A keyless bolting device is not required to be installed, at the landlord's expense, on an exterior door if:

1. The unit is a part of a multi-family dwelling in which more than 50% of the dwelling units are leased to tenants who are over 55 years of age or who have a physical or mental disability.
2. The tenant in the unit is in fact over 55 or has a physical or mental disability.

Expiration Date:
August 31, 2002

Filing Instructions:
Following RD Instr. 1944 - E

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Complaints of discrimination should be sent to:
USDA, Director, Office of Civil Rights, Washington, DC 20250-9401

A "keyless bolting device" means a door lock not in the doorknob that locks:

- (a) With a bolt into a strike plate screwed into the portion of the doorjamb surface that faces the edge of the door when the door is closed, or into a metal doorjamb that serves as the strike plate, operable only by knob or lever from the door's interior and not in any manner from the door's exterior, and that is commonly known as a keyless dead bolt; or
- (b) By a drop bolt system operated by placing a central metal plate over a metal doorjamb restraint that protrudes from the doorjamb and that is affixed to the doorjamb frame by means of three case hardened screws at least three inches in length. One half of the metal plate must overlap the doorjamb when the plate is placed over the doorjamb restraint. The drop bolt system must prevent the door from being opened unless the central plate is lifted off the doorjamb restraint by a person who is on the interior side of the door; or
- (c) By a metal bar or metal tube that is placed across the entire interior side of the door and secured in place at each end of the bar or tube by heavy duty metal screw hooks. The screw hooks must be at least three inches in length and must be screwed into the door frame stud or wall stud on each side of the door. The bar or tube must be capable of being secured to both of the screw hooks and must be permanently attached in some way to the door frame stud or wall stud. When secured to the screw hooks, the bar or tube must prevent the door from being opened unless the bar or tube is removed by a person who is on the interior side of the door.

The term "keyless bolting device" does not include a chain latch, flip latch, surface mounted slide bolt, mortise door bolt, surface mounted barrel bolt, surface mounted swing bar door guard, spring-loaded nightlatch, foot bolt, or other lock or latch.

For complete information concerning keyless bolting devices, refer to the Texas Security Device Statute, Section 92.151 of the Texas Property Code.

If you have any questions, please contact Quincy Berlin, USDA Rural Development State Architect at (254) 742-9794.

/s/ Bryan Daniel

BRYAN DANIEL
State Director